

# Building Blocks for Effective Housing Elements

## Special Needs

### Elderly

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*Government Code Section 65583(a)(7)) requires “An analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter...”*

Special needs are those associated with specific demographic or occupational groups which call for very specific program responses, such as preservation of single-room occupancy hotels or the development of units with larger bedroom counts. The statute specifically requires analysis of the special housing needs of the elderly, the disabled, female-headed households, large families, farmworkers and homeless persons and families. These special needs groups often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific needs or circumstances.

In addition to the groups listed above, the analysis of special needs should also include any other group the locality deems appropriate.

#### I. REQUISITE ANALYSIS

A thorough analysis will assist a locality identify groups with the most serious housing needs in order to develop and prioritize responsive programs. The analysis of each special needs group must include the following:

- A quantification of the total number of persons and households in the special housing needs group, including tenure, where possible.
- A quantification and qualitative description of the need, including a description of the potential housing problems faced by the special needs groups, a description of any existing resources, and an assessment of unmet needs.
- Identification of potential program or policy options and resources to address the need.

In addition to the requisite analysis above, a thorough analysis of the special housing needs for the elderly should include:

- The number of elderly households by tenure.
- The number of seniors living at or under the poverty level.
- A listing of available resources and services addressing senior housing needs in the jurisdiction. Such services or resources could include local senior citizen centers, existing senior housing complexes and retirement communities, food banks/second harvest programs, volunteer operators of local meals on wheels programs, hospital geriatric departments, skilled nursing facilities, residential care and licensed assisted living facilities.
- Identification of potential housing problems faced by the elderly and assessment of unmet needs. For example, if the analysis indicates a high percentage of lower-income elderly homeowners live in substandard housing, the jurisdiction should consider including a rehabilitation program targeted to seniors. In addition, a substantial portion of affordable rental housing developments statewide are at-risk of conversion to market-rate use. This situation threatens thousands of low-income elderly households and families, exacerbating local housing needs.

### Sample Tables

The following sample tables are to assist in organizing critical information. The information provided in the tables should be tailored to the jurisdiction and be followed by appropriate analysis as detailed above. Sample tables are not intended to substitute for addressing the analytical requirements of housing element law.

**Householders by Tenure by Age**

Householder Age	Owners	Renters	Total
65-74 years			
75 plus years			
TOTAL			
Source: Census Bureau (2000 Census SF 3: H14 and P87)			

### Elderly Households by Income and Tenure

Income Level	Elderly Owner Households	Elderly Renter Households
Below 50% AMI		
51% to 80%		
81% to 120%		
Above 120%		
TOTAL		
Source: <a href="#">CHAS Data, Housing Problems</a>		

## KEY IDEAS

### II. MODEL ANALYSES

[Sample Analysis](#)

### III. LINKS

[U.S. Census Bureau Factfinder, 2000 Census Data](#): Access the 2000 Census SF3 File Summary and select the detailed tables:

- H14 Tenure by Age of Householder
- P87 Poverty Status in 1999 by Age

[U.S. Census Bureau Factfinder, 1990 Census Data](#): Access the 1990 Census Summary File and select the detailed table:

- H013 Tenure by Age of Householder.

[California Commission of Aging](#): provides a variety of links to related websites of federal and state agencies, non-profit organizations, resource networks, etc, at [\\_](#)

[California Department of Aging \(CDA\)](#): administers a variety of programs designed specifically to assist elderly and elderly with disabilities and performs functions related to advocacy, planning, coordination, information sharing, brokering, monitoring and evaluation.

[California Department of Aging \(CDA\)](#): demographic data and Elderly statistics

[California Department of Social Services](#): offering technical assistance related to elderly populations and persons with disabilities.

[Department of Health and Human Services, Elder Care Locator](#): online service linking those who need assistance with state and local area agencies on aging and community-based organizations that serve older adults and their caregivers

[The Department of Housing and Urban Development \(HUD\)](#): resources for seniors

[U.S. Department of Health and Human Services, Administration of Aging](#)

[Federal Interagency Forum on Aging-Related Statistics, 2006 Older American Update: Key indicators of Wellness](#)

[USA.Gov -The U.S. Government Search Engine](#): senior citizen resources

[California Registry](#): free referral services for families with elders, providing senior housing information and a comprehensive online database of senior housing.

[The Centers for Medicare & Medicaid Services](#): offers information and data on Medicare Enrollment for elderly and disabled populations by State and County for 1999 – 2002

[Congress for California Seniors](#): online resource guide and listing of helpful websites

[Elder Living Source](#): listing of senior living and assisted care communities in California

[Southern California Senior Resources](#): provides a listing of senior care facilities in located in southern California

[County of Orange Senior Services](#): a guide to the services for older adults provided by the County of Orange

[American Association of Retired People \(AARP\)](#)